



**తెలంగాణ రాజ పత్రము**  
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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**(11)**

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO SET UP A UNIT FOR MANUFACTURING OF FORMULATIONS IN THE CATEGORY OF PHARMACEUTICALS, NEUTRACEUTICALS, HEALTH CARE, PERSONAL CARE, PERSONAL CARE AND HOME CARE PRODUCTS AND ALSO TO CARRY OUT FORMULATION RESEARCH AND DEVELOPMENT, JEEDIPALLY (V), TOOPRAN (M), MEDAK DISTRICT.

*[Memo.No. 7435/I, /2015-2, Municipal Administration and Urban Development (I), 7th August, 2015.]*

The following draft variation to the land use envisaged in the Notified Metropolitan Development Master Plan for Toopran Mandal vide G.O.Ms.No.33, MA, dt:24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of seven days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

**DRAFT VARIATION**

The site situated in Sy.Nos.43/1/A, 43/2/3, 43/3/2 and 44 at Jeedipally (V), Toopran (M), Medak District to an extent of Ac.5.28 gts. which is presently earmarked for Residential use zone-2 (R2) as per the Metropolitan Development Master Plan for Toopran Mandal which was notified by the Government vide G.O.Ms.No.33, MA, dt:24.01.2013 is now proposed to be designated as Manufacturing use zone for setting up a unit for Manufacturing of formulations in the category of pharmaceuticals, Neutraceuticals, Health care, personal care and home care products and also to carry out formulation Research and Development subject to the following conditions:

- (a) The land all along below the Tower line shall be developed as Green belt to an extent of the width of the tower base and on either side of green belt there shall be a minimum of 10mts wide road shall be developed.

- (b) The applicant shall provide 10.00mts wide or as per rules (which ever is greater) in force, green buffer towards designated Residential use zone in order to segregate Industrial activity from Residential activity.
- (c) The applicant shall pay Conversion charges to HMDA as per rules in force, before issue of final orders.
- (d) The applicant pay the processing charges and publication charges to HMDA as per rules in force, before issue of final orders.
- (e) The applicant shall handover the Masterplan road affected area to the local body through registered gift deed at free of cost.
- (f) In case of expansion or any change in Manufacturing process, raw materials or products a fresh application shall be submitted.
- (g) The applicant shall comply the conditions laid down in G.O.Ms.No.168, dt:07.04.2012 and in the G.O.Ms.No.33, dt:24.01.2013.
- (h) All the rules and regulations notified by Ministry of Environment and Forests, Government of India shall be followed.
- (i) The Industry shall develop thick green belt with all growing trees in front setback along the highway within the setback and in all the vacant places within the plant premises
- (j) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (k) The Applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
- (l) The conversion charges are not paid within the thirty days, the order of CLU will be withdrawn without any further notice.
- (m) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

#### **SCHEDULE OF BOUNDARIES**

- NORTH** : Neighbours vacant land in Sy.No.43/2 & 43/3 of Jeedipally Village.
- SOUTH** : Neighbours vacant land in Sy.No.45 & 43/1 of Jeedipally Village.
- EAST** : Village of boundary of Muppireddipally village & village boundry of Munurabad village and Munurabad Reserve Forest area and Neighbour's land.
- WEST** : 150'-0" wide existing highway (NH-7) (same road is proposed as 75 mtr wide in the MDMP-2031).

**M.G. GOPAL,**  
*Principal Secretary to Government.*

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